

WEATHERSTONE TOWNCENTER



WEATHERSTONE TOWN CENTER

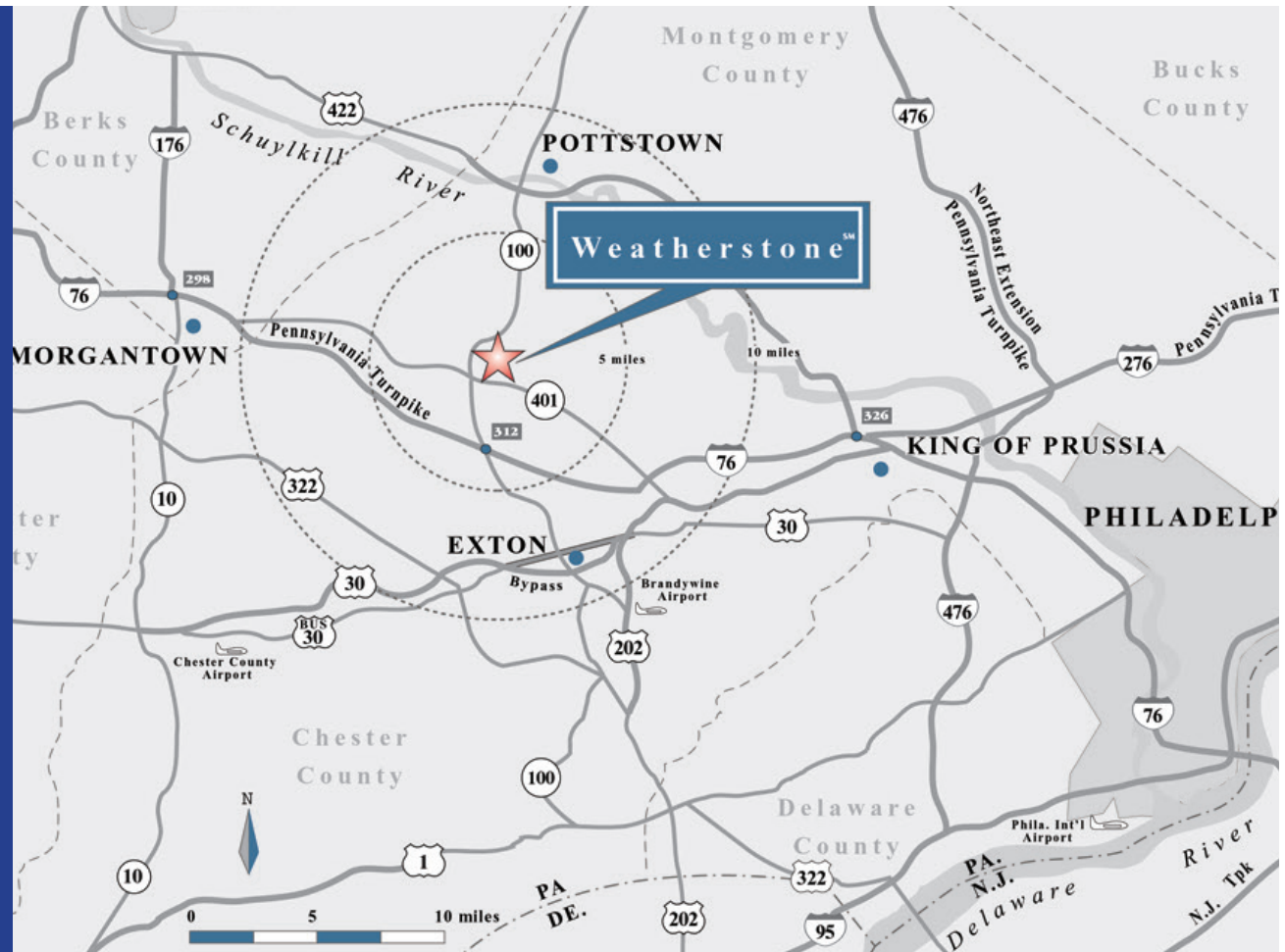
- Weatherstone is Chester Spring's premier destination to live, shop, work and play.
- 300-acre community comprised of dining, entertainment, professional services, a preschool, and luxury residences.
- Strategically located to be a social hub and provide a variety of events to draw from the surrounding area.
- A new 230 unit multi-family community will surround the Town Center and join the already existing 270 home Weatherstone development.
- A walkable community with strategically integrated green spaces and trails.
- An ideal location for forward-thinking businesses that want to make a mark in Chester County.
- Home to the most popular branch of the Chester County Library.
- 24-hour property management by Hankin Group's award-winning property management team.






Intersection of Rt. 100 & Rt. 401, Chester Springs
For Leasing call 610.458.1900 or visit hankingroup.com

PROPERTY HIGHLIGHTS:

- 24 acre Town Center - 120,000 sq ft. of trophy class retail and commercial space.
- Easily accessible from a large trade area via PA Turnpike, Rt. 100 and Rt. 401.
- 230 new multifamily residential units planned in Weatherstone to join the already existing 270 single family homes/townhomes.
- Great location at intersection of Rt. 100 and Rt. 401 in affluent suburban area of Chester Springs, Chester County.
- 750 new residential units planned within 3-mile radius
- 21,900 vehicles per day**



DEMOGRAPHICS:

	3MI		5MI		10MI	
	2017	2022	2017	2022	2017	2022
 POPULATION	14,556	15,294	35,082	36,542	241,109	249,534
 ESTIMATED HOUSEHOLDS	4,771	5,019	12,126	12,624	90,825	93,831
 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$195,055	\$216,714	\$176,389	\$194,994	\$118,155	\$132,748

*Data from the Census Bureau's American Community Survey, *Source: ESRI

**Data from Penndot.com

MARKET PROFILE



\$195,055
Average
Household Income



40.1
Median Age



2.79
Average
Household Size

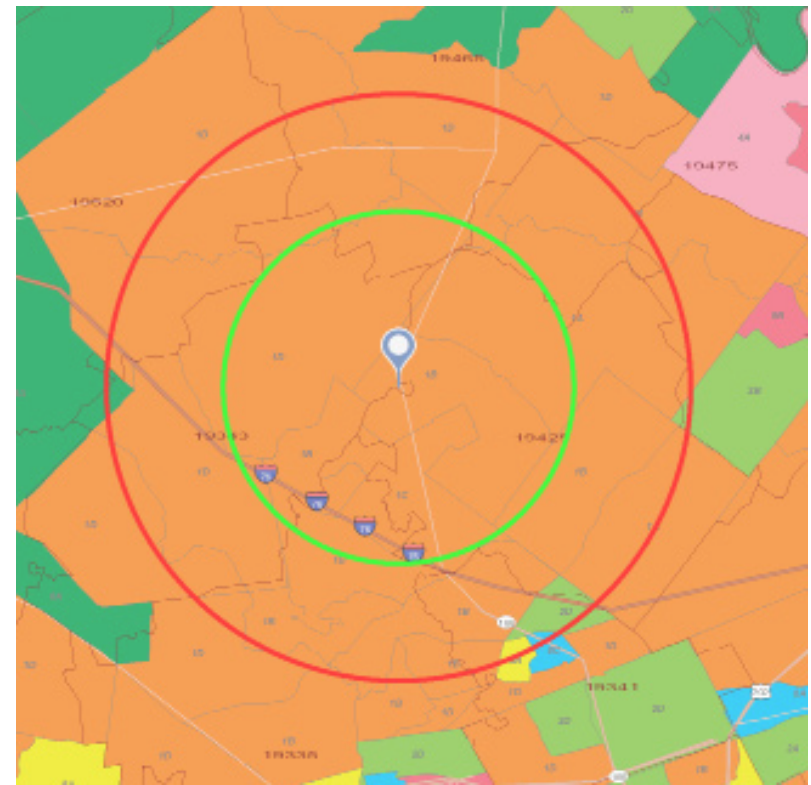


65%
Bachelor's/Graduate/
Professional Degree

Index shows that average spending by consumers in this market is 20% above the national average. Consumers in this market are well educated, technically proficient, and financially savvy. They enjoy good food, wine, sports and exercise. They are career professionals with upscale suburban lifestyles. The average household income for this area is approximately four times above the national average.

Top 3 Professions in this market:

1. Healthcare Practitioners
2. Business and Financial Operations
3. Management



Tapestry LifeMode





SURROUNDING BUSINESSES:

WITHIN 5 MILES:

- Henrietta Hankin Library
- Ludwig's Grille & Oyster Bar
- Ludwig's Corner
- Ludwig's Village Market
- AllState Insurance
- Ludwig's Corner Supply
- Village Optical
- DNB First
- Eagle Tavern & Taproom
- Carmine's Parkside Pizza
- ACME
- Scooped Ice Cream
- Beneficial Bank
- Kinetic Physical Therapy
- Gordon's Sports Supply
- CVS
- Dunkin Donuts
- Primo's Hoagies
- Ludwig's Veterinary Hospital
- Croft's Tavern
- Chester Springs Family Dentistry
- Eagle Animal Hospital
- Eagle True Value Hardware
- Liberty Union Bar & Grill
- Montesano Brothers
- Eagle Eye Associates
- Dental Distinction
- Chester County Bicycles
- Lexus of Chester Springs
- Car Sense
- Eagleview Town Center
- Brickside Grille
- Al Pastor
- Suburban Restaurant & Beer Garden
- Bluefin Eagleview
- Rita's Water Ice



SURROUNDING NEIGHBORHOODS:

- Windsor Ridge
- Stone Rise Apartments
- Weatherstone
- The Reserve at Chester Springs
- Byers Station





Wawa

**DNB
FIRST**

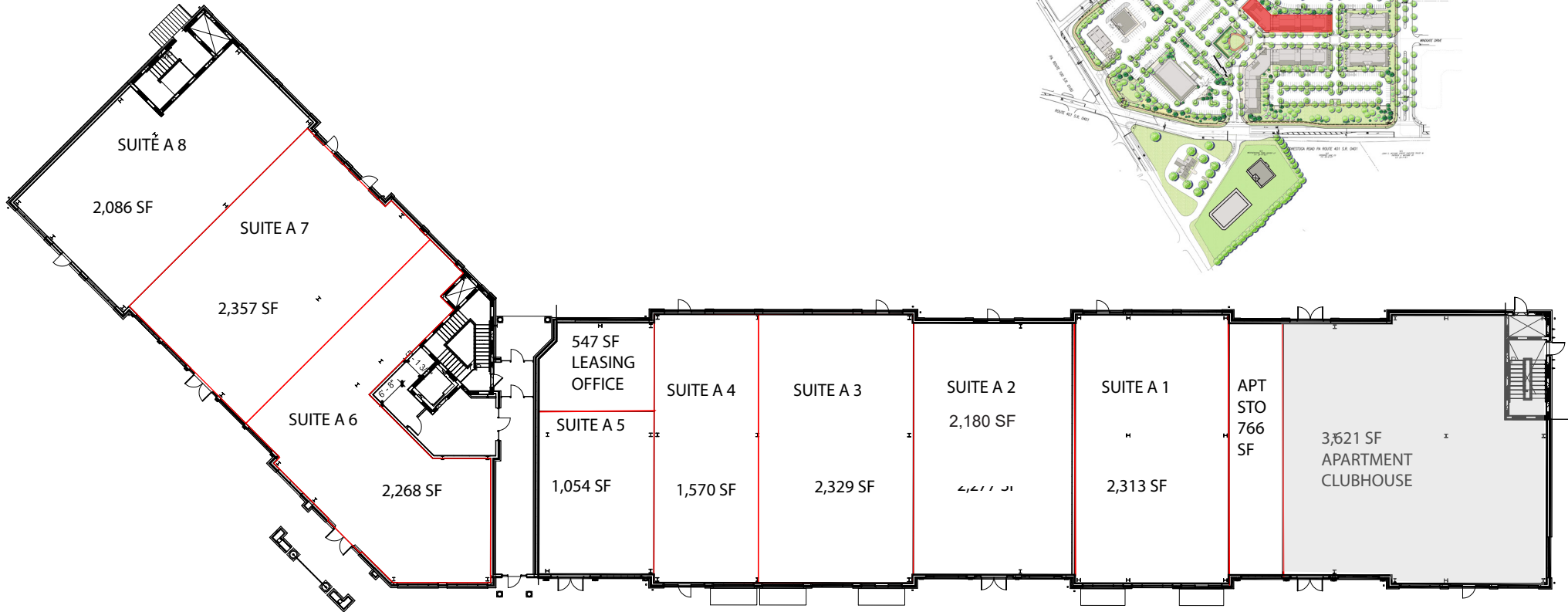
LEGEND:

- Office/Retail
- First Floor Retail
- Multi-Family Residential



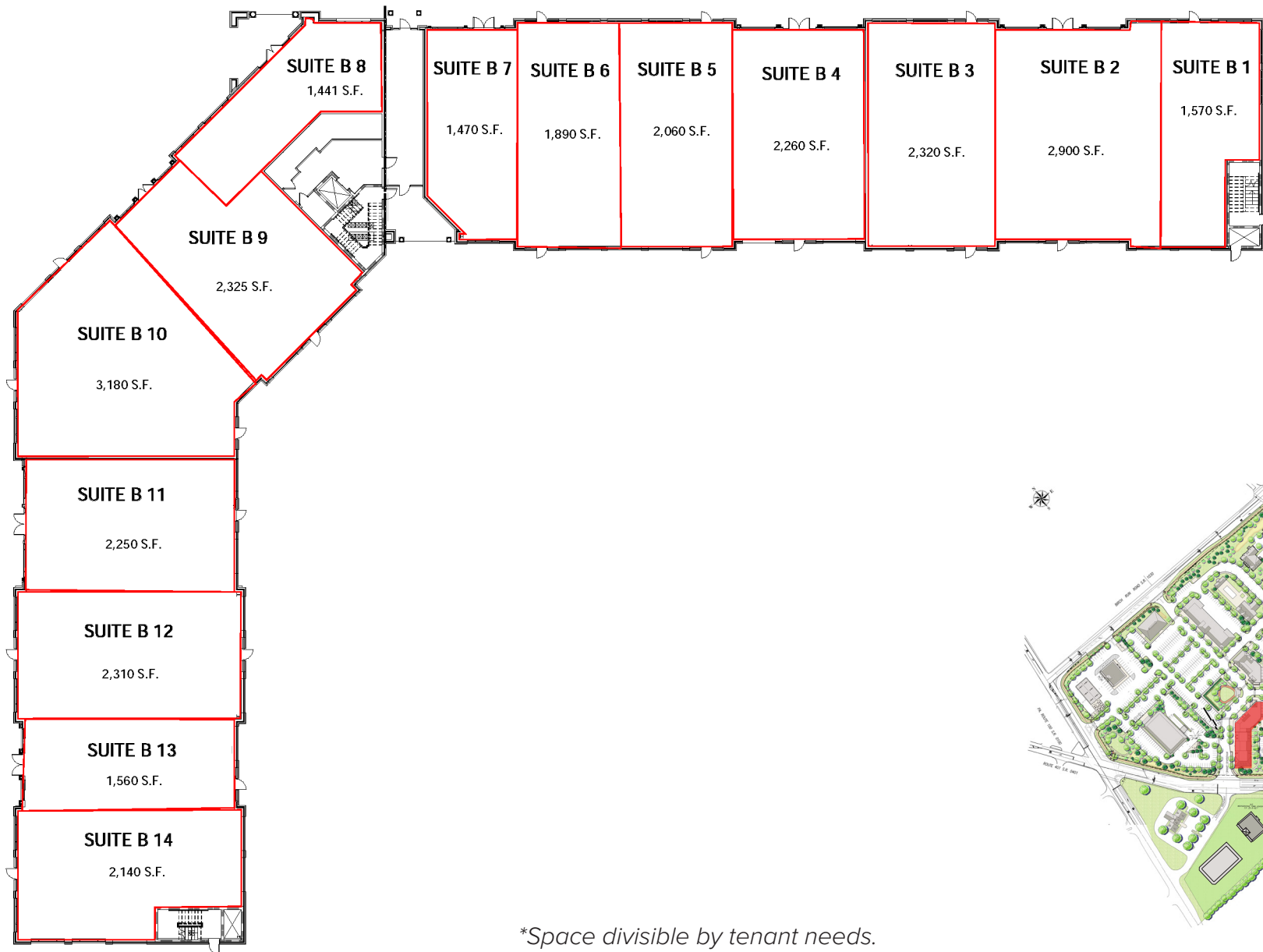
Weatherstone Town Center

Retail Space Building A



**Space divisible by tenant needs.*

Retail Space Building B



**Space divisible by tenant needs.*

Hankin Group is a full service real estate development firm comprised of professionals with expertise in planning, designing, engineering, legal, approvals, finance, construction, leasing, sales and marketing and 24 hour property management.

Hankin Group guides every aspect of a project from conception to completion and has been building award-winning communities for over 58 years. Hankin Group has built over 4 million square feet of commercial space, 8,000 residential units, and supports over 100 non-profit organizations.



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